

UNITED STATES BANKRUPTCY COURT  
 DISTRICT OF NEW JERSEY

In Re:  
 Elsworth A. Ungemah  
 Mary Ungemah

Case No.: 18-12714  
 Chapter: 13  
 Judge: MBK

**NOTICE OF PROPOSED PRIVATE SALE**

Elsworth Ungemah, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk of the Bankruptcy Court  
 Clarkson S. Fischer U.S. Courthouse  
 402 East State Street  
 Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on 8/24/2022 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street Trenton, N.J. 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold:  
8 Laurelhurst Drive, Brick, NJ 08724

Proposed Purchaser:  
GMP Construction Co., Inc.

Sale price:  
\$300,000

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Linda Busichio, Michelle Katz  
 Amount to be paid: \$13,500, \$1500  
 Services rendered: Buschio Display and marketing of the subject property, procurement of buyer  
Katz review of sale contract on the debtors behalf

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Lee M. Perlman, Esquire

Address: 1926 Greentree Rd Ste 100, Cherry Hill, NJ 08003

Telephone No.: 856-751-4224

In re:  
Elsworth A. Ungemah  
Mary Ann E. Ungemah  
Debtors

Case No. 18-12714-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Jul 22, 2022

User: admin  
Form ID: pdf905

Page 1 of 4  
Total Noticed: 42

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 24, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Elsworth A. Ungemah, Mary Ann E. Ungemah, 8 Laurelhurst Drive, Brick, NJ 08724-3644
r	+ Linda Busichio, 2204 Bridge Avenue, Point Pleasant, NJ 08742-4918
517328486	+ Citibank,n.a, Po Box 6191, Sioux Falls, SD 57117-6191
517328496	+ Petro Inc, 800 State Rd, Princeton, NJ 08540-1416
519565156	+ U.S. Bank National Association et al, Nationstar Mortgage LLC d/b/a Mr. Cooper, Bankruptcy Department, PO Box 619096, Dallas, TX 75261-9096

TOTAL: 5

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
aty	+ Email/Text: ecfbnc@aldridgepite.com	Jul 22 2022 20:45:00	Jenelle C. Arnold, Aldridge Pite, LLP, 4375 Jutland Dr., Ste., 200, PO Box 17933, San Diego, CA 92177-7921
smg	Email/Text: usanj.njbankr@usdoj.gov	Jul 22 2022 20:45:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jul 22 2022 20:45:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/Text: RASEBN@raslg.com	Jul 22 2022 20:44:00	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Robertson, Anschutz & Schneid, P. L., 6409 Congress Avenue, suite 100, Boca Raton, FL 33487-2853
517328477	+ Email/Text: bkrpt@retrievalmasters.com	Jul 22 2022 20:45:00	AMCA/Amer Medical Collection Agency, 4 Westchester Plaza, Suite 110, Elmsford, NY 10523-1615
517328474	+ Email/Text: kristin.villneauve@allianceoneinc.com	Jul 22 2022 20:44:00	Alliance One, 4850 Street Road, Suite 300, Feasterville Trevose, PA 19053-6643
517464410	Email/PDF: resurgentbknofications@resurgent.com	Jul 22 2022 20:55:34	Ashley Funding Services, LLC its successors and, assigns as assignee of Laboratory, Corporation of America Holdings, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
517328479	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jul 22 2022 20:44:00	Bank Of America, Nc4-102-03-14, Po Box 26012, Greensboro, NC 27420-6012
517435722	+ Email/Text: creditcardbkcorrespondence@bofa.com	Jul 22 2022 20:44:00	Bank of America, N.A., P.O. Box 31785, Tampa, FL 33631-3785
517328482	Email/PDF: AIS.cocard.ebn@aisinfo.com		

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		Jul 22 2022 20:55:04	Capital One, Po Box 85015, Richmond, VA 23285
517328480	+ Email/Text: cms-bk@cms-collect.com	Jul 22 2022 20:45:00	Capital Management Services, LP, 698 1/2 south ogden st, Buffalo, NY 14206-2317
517328481	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Jul 22 2022 20:55:43	Capital One, Attn: Bankruptcy, Po Box 30253, Salt Lake City, UT 84130-0253
517406648	Email/PDF: bncnotices@becket-lee.com	Jul 22 2022 20:55:33	Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
517343832	+ Email/Text: bankruptcy@cavps.com	Jul 22 2022 20:45:00	Cavalry SPV I, LLC, 500 Summit Lake Drive, Ste 400, Valhalla, NY 10595-2321
517328485	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jul 22 2022 20:55:21	Citibank / Sears, Citicorp Credit Services/Attn: Centraliz, Po Box 790040, Saint Louis, MO 63179-0040
517328487	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jul 22 2022 21:06:01	Citibank/The Home Depot, Citicorp Cr Srvs/Centralized Bankruptcy, Po Box 790040, S Louis, MO 63179-0040
517328488	^ MEBN	Jul 22 2022 20:44:11	Credit Control LLC, Po Box 31179, Tampa, FL 33631-3179
517393147	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jul 22 2022 20:55:52	Department Stores National Bank, Citibank, N.A., 701 East 60th Street North, Sioux Falls, SD 57117
517328500	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jul 22 2022 20:55:22	Visa Dept Store National Bank/Macy's, Attn: Bankruptcy, Po Box 8053, Mason, OH 45040
517984678	Email/Text: bnc-quantum@quantum3group.com	Jul 22 2022 20:45:00	Department Stores National Bank, c/o Quantum3 Group LLC, PO Box 657, Kirkland, WA 98083-0657
517328489	+ Email/Text: electronicbkydocs@nelnet.net	Jul 22 2022 20:45:00	Dept Of Ed/582/nelnet, Attn: Claims/Bankruptcy, Po Box 82505, Lincoln, NE 68501-2505
517338486	Email/Text: mrdiscen@discover.com	Jul 22 2022 20:44:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
517328490	+ Email/Text: mrdiscen@discover.com	Jul 22 2022 20:44:00	Discover Financial, Po Box 3025, New Albany, OH 43054-3025
517328491	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Jul 22 2022 20:45:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
517328484	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 22 2022 20:55:03	Chase Card Services, Attn: Correspondence, Po Box 15278, Wilmington, DE 19850
517328492	+ Email/Text: PBNCNotifications@peritussservices.com	Jul 22 2022 20:44:00	Kohls/Capital One, Kohls Credit, Po Box 3043, Milwaukee, WI 53201-3043
517328493	Email/Text: govtaudits@labcorp.com	Jul 22 2022 20:45:00	Laboratory Corporation of America, PO Box 2240, Burlington, NC 27216
517371544	+ Email/Text: bankruptcydpt@mcmcg.com	Jul 22 2022 20:45:00	Midland Funding LLC, PO Box 2011, Warren, MI 48090-2011
517328495	+ Email/Text: nsm_bk_notices@mrcooper.com	Jul 22 2022 20:45:00	Mr. Cooper, PO Box 650783, Dallas, TX 75265-0783
517355837	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Jul 22 2022 20:55:45	Portfolio Recovery Associates, LLC, c/o Capital One Bank (USA), N.A., POB 41067, Norfolk VA 23541
517331753	+ Email/PDF: gecsed@recoverycorp.com	Jul 22 2022 20:55:44	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
517328497	+ Email/PDF: gecsed@recoverycorp.com	Jul 22 2022 20:55:43	Synchrony Bank/ JC Penneys, Attn: Bankruptcy, Po Box 956060, Orlando, FL 32896-0001
517328498	+ Email/Text: ClericalSupport@tenagliahunt.com	Jul 22 2022 20:45:00	Tenaglia & Hunt, 395 West Passaic St, Ste 205, Rochelle Park, NJ 07662-3016

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517465139	+ Email/Text: nsm_bk_notices@mrcooper.com	Jul 22 2022 20:45:00	U.S. Bank National Association, as Trustee, C/O Nationstar Mortgage LLC, dba Mr. Cooper, PO Box 619096, Dallas, TX 75261-9096
517347011	+ Email/Text: electronicbkydocs@nelnet.net	Jul 22 2022 20:45:00	U.S. Department of Education C/O Nelnet, 121 South 13th Street, Suite 201, Lincoln, NE 68508-1911
517328499	+ Email/Text: BAN5620@UCBINC.COM	Jul 22 2022 20:44:00	United Collection Bureau, Inc., 5620 Southwyck Blvd, Ste 206, Toledo, OH 43614-1501
517328501	+ Email/Text: bankruptcydept@wyn.com	Jul 22 2022 20:45:00	Wynd Discvry, 10750 W Charleston Blvd, Las Vegas, NV 89135-1048
TOTAL: 37			

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
517328478	*+	AMCA/Amer Medical Collection Agency, 4 Westchester Plaza, Suite 110, Elmsford, NY 10523-1615
517328475	*+	Alliance One, 4850 Street Road, Suite 300, Feasterville Trevose, PA 19053-6643
517328483	*+	Capital One, Attn: Bankruptcy, Po Box 30253, Salt Lake City, UT 84130-0253
517328494	*P++	LABORATORY CORPORATION OF AMERICA, ATTN GOVERNMENT AUDITS, PO BOX 2270, BURLINGTON NC 27216-2270, address filed with court., Laboratory Corporation of America, PO Box 2240, Burlington, NC 27216
517328476	##+	Allied Interstate, PO Box 361347, Columbus, OH 43236-1347

TOTAL: 0 Undeliverable, 4 Duplicate, 1 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 24, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 22, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Aleisha Candace Jennings	on behalf of Creditor U.S. Bank National Association As Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1 ajennings@raslg.com
Harold N. Kaplan	on behalf of Creditor U.S. Bank National Association As Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1 hkaplan@rasnj.com, informationathnk@aol.com
Kevin Gordon McDonald	on behalf of Creditor U.S. Bank National Association as Trustee...et al kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com

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Laura M. Egerman

on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE bkyecf@rasflaw.com,  
bkyecf@rasflaw.com;legerman@raslg.com

Lee Martin Perlman

on behalf of Debtor Elsworth A. Ungemah ecf@newjerseybankruptcy.com  
mcdoherty@ecf.courtdrive.com;hspivak@ecf.courtdrive.com

Lee Martin Perlman

on behalf of Joint Debtor Mary Ann E. Ungemah ecf@newjerseybankruptcy.com  
mcdoherty@ecf.courtdrive.com;hspivak@ecf.courtdrive.com

Melissa N. Licker

on behalf of Creditor U.S. Bank National Association As Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage  
Pass-Through Certificates, Series 2008-FT1 mlicker@hillwallack.com, HWBKnewyork@ecf.courtdrive.com

Melissa N. Licker

on behalf of Creditor U.S. Bank National Association as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage  
Pass-Through Certificates, Series 2008-FT1 as serviced by Nationstar Mortgage LLC d/b/a Mr. Cooper mlicker@hillwallack.com,  
HWBKnewyork@ecf.courtdrive.com

Phillip Andrew Raymond

on behalf of Creditor U.S. Bank National Association as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage  
Pass-Through Certificates, Series 2008-FT1 as serviced by Nationstar Mortgage LLC d/b/a Mr. Cooper  
phillip.raymond@mccalla.com, mccallaecf@ecf.courtdrive.com

Phillip Andrew Raymond

on behalf of Creditor U.S. Bank National Association As Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage  
Pass-Through Certificates, Series 2008-FT1 phillip.raymond@mccalla.com, mccallaecf@ecf.courtdrive.com

Sindi Mncina

on behalf of Creditor U.S. Bank National Association As Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage  
Pass-Through Certificates, Series 2008-FT1 smncina@raslg.com

Sindi Mncina

on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE smncina@raslg.com

Sindi Mncina

on behalf of Creditor U.S. Bank National Association as Trustee...et al smncina@raslg.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 16